

5/14/12 - May 14, 2012

**CITY OF EAU CLAIRE
PLAN COMMISSION MINUTES**

Meeting of May 14, 2012

City Hall, Council Chambers, 7:00 p.m.

Members Present: Messrs. FitzGerald, Kayser, Duax, Strobel, Weld, Pearson, Hibbard, Ms. Mitchell

Staff Present: Messrs. Tufte, Reiter, Genskow, Amundson

The meeting was chaired by Mr. Kayser.

**1. CONDITIONAL USE PERMIT (CZ-1210) “ Ground Floor Dwellings, CBDP
and
SITE PLAN (SP-1214) “ 6-Plex, 216 Fifth Avenue**

John Mogensen has submitted a request to allow ground floor dwellings in a CBD District for property at 212 and 216 Fifth Avenue and to allow off-site parking within 500TM of the property, and to approve the site plan for the project. Ground floor dwelling units are allowed in a CBD District if they comply with R-4 District standards. The site plan shows the 6-plex building with four bedrooms per unit. The required parking is 24 stalls, of which 8 parking stalls are provided. The applicant owns additional excess parking to the west. The site is along a bus route and bike racks will be provided. With the 15% reduction, the site requires 21 stalls with 13 available in the lot to the west. Vehicle access to the site is via an 18TM wide driveway (one-way) from Water Street to a one-way exit to Chippewa Street.

The vehicle access from Fifth Avenue will provide a storm water easement for the City to construct a drainage line to Fifth Avenue and across to handle drainage problems on the 400 block alley of Water Street.

Mr. Mogensen appeared in support and stated that the easement is only for storm sewer and not for public access.

Helene Smiar, president of the Randall Park Historic Association, spoke in opposition. She stated that her main issue is higher density, which is not compatible with the amendments allowed with the update of the Water Street Commercial District Plan, which allowed for higher densities south and west of the commercial district. She stated that the association steering committee had not met formally on this request.

Mr. Tufte stated that this property has always been part of the commercial district and the zoning would allow for a commercial ground floor with no setback with similar apartments on upper floors. This is a better transition to the residential to the north.

Mr. FitzGerald moved to grant the request and approve the site plan with the conditions listed in the staff report. Ms. Mitchell seconded and the motion carried. Messrs. Duax and Kayser voted no.

2. CONDITIONAL USE PERMIT (CZ-1211) “ Garage, 1208 Piedmont Road

Mr. Ted Endl has submitted a request to allow an attached garage in excess of total accessory use garage size standards at 1208 Piedmont Road. The proposal is to replace an older two-car garage with a new 36TM x 34TM or 1,224 sq. ft. three-car garage and the houseTMs existing roof line will be approximately 19TM in height. This lot is larger than lots in the immediate area and provides ample room for these improvements.

The front porch encroaches into the required 30TM front yard setback approximately 4TM3. A variance will be required to allow the increase in value beyond 50% for the entire project.

No one appeared in support or opposition.

Ms. Mitchell moved to grant the request with the conditions listed in the staff report. Mr. Strobel seconded and the motion carried.

3. SITE PLAN (PZ-1211) “ Public Parking Lot, East Madison Street and Forest Street

Mr. Tufte presented a site plan from the City of Eau Claire for a parking lot in a P-Public District to be located at the northwest corner of E. Madison Street and Forest Street. The parking is to provide additional space for visitors to the FarmerTMs Market, Phoenix Park, and the trail system in the area. The site plan shows a 79-stall parking lot with access to Forest Street at William Street and it also provides access to the Xcel Energy substation. Sidewalk connections are provided to the corner of E. Madison and Forest Street and to the existing trail system which goes under Madison Street bridge. The parking lot will be lighted and Mr. Tufte made recommendation for landscaping.

Brian Amundson, Director of Public Works, presented more detail on the design of the project and showed examples of the proposed porous asphalt.

Kerri Kiernan, 616 Wisconsin Street, and the president of the Riverfront Neighborhood Association, spoke about the lack of input by

the neighborhood in the decision for the parking lot. She stated that she is neither for nor against the project but would appreciate the ability for the neighborhood to comment on the proposed parking lot.

Andrew Werthmann, 616 Wisconsin Street, stated that the neighborhood volunteers put in a lot of time on the park along Forest Street and also would appreciate the opportunity to comment on the parking lot.

Mr. Duax moved to postpone consideration on the site plan until June 4, 2012. Mr. Hibbard seconded and the motion carried. Mr. Pearson voted no.

4. SITE PLAN (SP-1116 AMD.) “ Holiday Inn, Bullis Farm Road

Ayres Associates have submitted an amended site plan for the Holiday Inn project on Bullis Farm Road, adding 11 guest rooms to the building. The updated site plan is nearly the same as the approved site plan. The required parking for the new project is 197 stalls, with 231 stalls provided on site.

Disa Wahlstrand, Ayres Associates, appeared in support.

Mr. Pearson moved to approve the site plan subject to the conditions in the staff report. Mr. Duax seconded and the motion carried.

5. SITE PLAN (SP-1216) “ Parking Waiver, 2823 London Road

Ryan Miescke has submitted a site plan for a parking waiver for the property located at 2823 London Road for the expansion of Kim-Chi Café. The applicant plans to expand the restaurant into Suite 6 of the commercial center. The added seating will require 3 additional stalls for parking which is not available on site. Staff analysis shows the site is on a bus line, and when bike racks are installed, the center qualifies for a 15% reduction in parking stalls and this will allow a 4-stall reduction.

Mr. Miescke appeared in support. Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Duax seconded and the motion carried.

6. SITE PLAN (SP-1217) “ Duplex, Gables Place

Val Moser has submitted a site plan for a duplex to be located at 5814/5816 Gables Place. The site plan shows a double garage for each unit with a tapered 30' wide driveway connecting to the private drive. Mr. Genskow spoke on the difficult drainage situation for the duplex as it backs up to the steep slopes on Otter Creek.

Val Moser appeared in support.

Mr. FitzGerald moved to approve the site plan with the conditions listed in the staff report. Mr. Strobel seconded and the motion carried.

7. SITE PLAN (SP-1218) “ Oakwood Crossing Commercial Center

Ayres Associates has submitted a site plan for the Oakwood Crossing commercial buildings to be located at the northeast corner of Golf Road and Oakwood Hills Parkway. The site plan shows two commercial buildings of 12,800 square feet and 9,750 square feet. The buildings are designed to accommodate restaurants and retail units. 151 parking stalls are provided and sidewalk access is provided to the public sidewalk system. Monument signs are noted for the corner of Golf Road and Oakwood Hills Parkway and the Mall Access Road.

Disa Wahlstrand, Ayres Associates, appeared in support.

Ms. Mitchell moved to approve the site plan with the conditions listed in the staff report. Mr. Pearson seconded and the motion carried.

8. DISCUSSION

A. Mobile Home Park “ Western Avenue

Mr. Tuft presented research and historical photos of the mobile home park that is located at 1611 Western Avenue. The use was existing in 1952 and the adoption of the City-wide Zoning Code. At that time trailer camps were a permitted use in an I-1 District. A later code update in 1971 created the R-1B (Mobile Home Park) District and the trailer camps were removed from permitted uses within a I-1 District. Further research showed that 11 mobile homes were issued permits to replace existing homes in the park and all are the same size or smaller.

B. Waterway Plan

Mr. Tuft reviewed with the commission the latest draft of the Waterways Plan as presented to the Advisory Committee on April 12. The meeting was an open house with more than 50 persons attending. He noted the latest changes to the draft and the commission will review a public hearing draft on June 4, 2012. The public hearing will be scheduled for July.

9. MINUTES

The minutes of the meeting of April 30, 2012, were approved.

Tom Pearson
Secretary